



Agenda Item: 5
Case # SI-2020-01405
Project # PR-2020-004806
May 12, 2021

Supplemental Staff Report to January 13, 2021 Staff Report

<i>Agent</i>	Jessica Lawlis Dekkar/Perrick/ Sabatini
<i>Applicant</i>	DBG Properties, Inc.
<i>Request</i>	Demolition of a Building over 50 years old outside an HPO
<i>Legal Description</i>	Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite
<i>Address/Location</i>	611 Coal Ave. SW
<i>Size</i>	0.12 Acres
<i>Zoning</i>	MX-UD-FB
<i>Historic Location</i>	Downtown Area

Staff Recommendation

APPROVAL of Case # SI-2020-01405, Project # PR-2020-004806, a request for Demolition of a Building over 50 years old outside an HPO, based on the Findings 1-10 beginning on page 3 and subject to the conditions on page 5.

Leslie Naji
Historic Preservation Planner

Summary of Analysis

The application for Demolition Outside an HPO of a building over 50 years old in the Downtown Area was denied by the Landmarks Commission in January 2021. The applicant appealed the decision to City Council. The Land Use Hearing Officer (LUHO) reviewed the application and determined the Landmarks Commission had exceeded its authority. With that, the LUHO has sent the case back to the LC for it to reconsider and take the appropriate action it is allowed to take under IDO, § 6-6(B).

The demolition is requested to clear the site for a special residential development. The plans were created without any consideration of incorporating the existing building into the design. Effort has been made to relocate the building; however, due to the size of the structure and its 18" bearing brick walls, the cost has proved to be prohibitive.

This staff report only provides new information and should be read in conjunction with the original report. This request was reviewed against the criteria for approval of a Certificate of Appropriateness for demolition.

SUMMARY OF REQUEST

<i>Request</i>	<i>Demolition of a Building over 50 years old outside an HPO</i>
<i>Historic Location</i>	<i>Downtown Area CPO-3</i>

I. New Information

The application for Demolition Outside an HPO for demolition of a 2400 sq. ft. two-story, house located at 611 Coal Ave, SW, in the Downtown/Barelas neighbourhoods was reviewed by the Landmarks Commission in January 2021. At that time, in response to the applicants request to not invoke a 120- day review period, the LC voted to deny the application.

The applicant has provided a list of efforts made to prevent demolition as well as detailed expenditures made at the property since ownership.

Remand

The applicant appealed the LC decision to City Council. After a review of the case transcript and relevant IDO statutes, the LUHO made the following determinations:

- When the LC holds a public hearing under IDO § 6-6(B), there are only three courses of action the LC may take that is expressly contemplated in the IDO.
 - 1 The LC may grant the application for demolition [§ 6-6(B)(2)(e)2 and 3]
 - 2 Alternatively, the LC may invoke the 120-day review period [§ 6-6(B)(2)(e)1].
- If the first two options are unworkable, with consent of the applicant, the LC may postpone its decision to either invoke the 120-day review period or grant demolition [§ 6-6(B)(2)(e)].
- Under the IDO, when the LC is confronted with an application under IDO, § 6-6(B), it has no authority to simply deny an application. That is to say that the regulatory provisions of IDO, § 6-6(B) makes it abundantly clear that the City Council did not delegate to the LC the express or implicit authority to deny an application submitted under IDO, § 6-6(B).6 Thus, in this case, the LC erred.

II. Conclusion

This request for Demolition Outside an HPO of a building over 50 years old in the Downtown Area has been reviewed against the IDO. The building, though a house of interesting character, does not have the making of a city landmark. Efforts by staff and the applicant to find a means of relocation have proved to be cost prohibitive.

Per the LUHO, the only action is to allow the demolition or place a 120-day review period. For 8 months, a viable alternative to demolition has been sought unsuccessfully. To ask for an additional 120-day review will not produce a change in the outcome. It is recommended that the review period be considered from the January 13 hearing and that demolition now be permitted.

FINDINGS for APPROVAL of a request for Demolition Outside an HPO- Case SI-2020-01405 / Project # PR-2020-004806 (May 12, 2021)

1. The application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, zoned MX-UD-FB.

1. The subject site is approximately 0.12 acres.
2. The application is for demolition of a 2400 sq. ft. two-story, pitch roofed building, located in the Downtown Area just north of Barelás. It is not a registered historic property, nor is it in a Historic District.
3. Removal of the structure is requested to make way for future development of the site.
4. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
 - a. The structure's historic, architectural, engineering, or cultural significance.
 - A. The building is a brick and frame building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.
 - b. The structure's potential to contribute to the city's economic development or tourism industry.
 - A. The building does not have the potential for contributing to tourism and relocation has proved to be unaffordable.
 - c. The structure's potential to enhance the city's heritage and historical identity.
 - A. The house, which was used as a boarding house, is an example of a period in the city's history when people came to work at the rail yards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change. Its location, in an area of new change within the city, is no longer supportive of displaying that previous period.
 - d. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.
 - A. While the structure is not particularly unique, it is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.
 - e. The structure's condition.
 - A. The structure is indeed substandard as there are no utilities to the building. The interior is full of debris, mostly old clothes and household item. The structure itself very solid. All the windows are original, the flooring is

original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.

5. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.
6. For over two months prior to the application and four months since the denial in January, staff has been working with the property owner and other agencies to find a viable alternative to demolition. As good faith effort has been made to find a reasonable price for the relocation of the structure, the 120-day review period should not be invoked as it will not produce any fruitful results.
7. Section 14-16-6-7(C)(3)(c) Designation of a Landmark Site or Structure states an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:
 - a. It is the site of a significant historic event.
The site is not a place of any significant historic event.
 - b. It is identified with a person who significantly contributed to the history of the city, State, or nation.
The property is not identified with anyone of historic significance.
 - c. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
The architecture does not portray an era of a specific group of people or an era of history,
 - d. It embodies the distinctive characteristics of a type, period, or method of construction.
The building embodies a distinctive type of construction and materials for the Albuquerque area. While adobe is common, solid brick construction is not. The building also has nice detailing with windows, doors (many functioning pocket doors) and wood columns.
 - e. It possesses high architectural value.
The house does still possess high architectural value as a Victorian style building.
 - f. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.
The architect or builder of the house is unknown.

- g. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
While the building has nice architectural details, it is not indicative of great innovation.
- h. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.
NA
- i. It has yielded or is very likely to yield information important in history or prehistory.
NA
- j. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.
NA

10. The clearing of the site will result in redevelopment of the site.

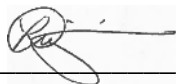
RECOMMENDATION

Case SI-2020-01405 / Project # PR-2020-004806, May 12, 2021

APPROVAL of **Case SI-2020-01405 / Project # PR-2020-004806**, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, based on the above ten (10) findings and subject to the following conditions.

Recommended Conditions of Approval

- 1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
- 2. Prior to demolition, assurances will be made that the proposed project for which the house is being demolished will in fact be built.



Leslie Naji, Historic Preservation Planner
Urban Design and Development Division

NEW INFORMATION

**BEFORE THE CITY OF ALBUQUERQUE
LAND USE HEARING OFFICER**

APPEAL NO. AC-21-3

Project-2020-004806, SI-2020-01405, VA-2021-00024

**William Gleason, Dekker/Perich/Sabatini, agents for Walter
Grodahl, DBG Properties, Appellants**

1 The Appellant is William Gleason, an architect with Dekker/Perich/Sabatini, agents for
2 Walter Grodahl and DBG Properties. DBG Properties is apparently an owner of the property
3 at 611 Coal Avenue SE [R. 008]. On behalf of the property owner, Appellant appealed the
4 decision of the Landmarks Commission (LC) who denied their application to demolish the
5 structure located 611 Coal Ave. SE [R. 005].

6 After reviewing the record, the IDO, hearing arguments and testimony in the quasi-
7 judicial public Land Use appeal hearing, I find that the LC erred in how it applied the
8 applicable sections of the Integrated Development Ordinance (IDO) to the application.
9 Because it misapplied the IDO, this matter should be remanded back to the LC so that it can
10 apply the IDO in the correct manners prescribed by the IDO.

11
12 **I. RELEVANT PROCEDURAL AND FACTUAL BACKGROUND**

13 The record of this appeal shows that the building at 611 Coal Ave. SW is a 2400 sq. ft.,
14 two story dwelling structure located on a .12-acre lot [R. 026]. The lot is in a Mixed Use –
15 Form Based Urban Development zone (MX-UD-FB) but is not in a designated Historic

Protection Overlay (HPO) zone [R. 029-030]. The lot, however, is within the designated Downtown Area “Character Protection Overlay” zone (CPO-3) [R. 033].¹ It is a stipulated fact that the building proposed for demolition is at least 50-years old, but it is not a designated historic structure or site listed on any historic register [R. 013].

On September 18, 2020, in a Pre-Application Review Team Meeting (PRT), City Planning Staff met presumably with owners (or agents) of the vacant lot abutting the lot which is the subject of this appeal (the abutting lot is at the corner of 6th Street and Coal Ave. SW—415 6th S. SW) [R. 050-052]. The topic of discussion of the PRT meeting was the applicant’s request to construct a “new 3-4 story veteran facility comprised of 45 housing units” that would encompass the abutting vacant lot as well as the .12-acre lot which is the subject of this appeal [R. 050, 062].

There is no dispute that the dwelling at 611 Coal Ave. SW has been unoccupied for at least 20-years, has no utilities, and has been designated as a “substandard” building by Staff from the City Code Enforcement Division [033, 062]. The record further reveals that after inspecting the dwelling structure on January 6, 2020, City Code Enforcement Staff issued a formal notice to the owner that the building is a nuisance as a result of its substandard condition [R. 310-314]. The owner was ordered to bring the building into compliance (within 12-months) or allow for its demolition [R. 314].

On December 8, 2020, an application for “demolition outside of HPO” to demolish the substandard building was submitted to the Planning Department Staff [R. 047]. The affected

1. When comparing the mapped areas, there appears to be a discrepancy in the IDO regarding the mapped areas between a “Downtown Neighborhood Area CPO-3” under § 3-4(D) and a “Downtown Area” designation under § 6-6(B)(1)(b). The discrepancy has no bearing on the appeal.

neighborhood associations were notified of the application and City Planning Staff set the application on the LC's meeting agenda for its January 13, 2021 public hearings [R. 062 – 138; and 146 - 299].² A meeting between the applicant's agents and representatives from some of the affected neighborhood associations took place via Zoom conference on December 3, 2020 [R. 301–305].

On January 13, 2021, the LC held a public hearing (via Zoom conferencing) on the application at which, in a 5-1 vote, the LC denied the application for demolition [R. 315- 349]. Then on January 15, 2021, the LC issued its formal Notice of Decision confirming the denial of the application to demolish the building [R. 013]. A timely appeal was filed with the Planning Department Staff on February 1, 2021 [R. 005]. A quasi-judicial Land Use appeal hearing (via Zoom conferencing) was held on April 1, 2021.

II. STANDARD OF REVIEW

A review of an appeal is a whole record review to determine whether the LC acted fraudulently, arbitrarily, or capriciously; or whether the LC's decision is not supported by substantial evidence; or if the LC erred in applying the requirements of the IDO, a plan, policy, or regulation [IDO, § 14-16-6-4(U)(4)]. The decision and record must be supported by substantial evidence to be upheld. The LUHO may recommend that the City Council affirm, reverse, or otherwise modify the LC's decision to bring it into compliance with the standards and criteria of this IDO [IDO § 6-4(U)(3)(d)(5)]. The City Council also delegated authority to the LUHO to independently remand appeals to redress issues [IDO, § 14-16-6-4(U)(3)(d)].

2. There are 11 affected neighborhood associations [R. 068].

III. DISCUSSION

There is no dispute that in this matter, the LC denied the application for demolition. The LC expressly found in its Finding Number 8 that “[t]he application does not meet the criteria for approval as set forth in IDO Section 14-16-6-6(B)(3)(a)” [R. 014]. However, when the LC reviews an application for demolition under IDO, § 6-6(B), the purpose of that review is not to determine whether an application should simply be approved or denied; it is to determine if it should either approve demolition or whether additional review is necessary by invoking a 120-day review period. Thus, the LC’s finding Number 8 is erroneous.³

There is no dispute that the proposed building to be demolished is not in a HPO zone; nor is it a designated historic site or building. Under the IDO however, regardless of historic designation, § 6-6(B) applies to the LC’s review of applications for demolition of buildings that are not within a HPO zone [§ 6-6(B)(1)]. This is undisputed. IDO § 6-6(B) lays out a fairly detailed procedure for addressing demolition applications of non HPO zoned buildings (of 50 or more years old) such as the one in this matter.

Beginning the discussion with the applicable parts of the IDO, § 6-6(B), it is clear that upon receipt of an application for demolition, the City’s Historic Preservation Planner must review the application within 15-days and determine whether the LC should also review the application in a public hearing [§ 6-6(B)(2)(a)]. If the Planner recommends LC review, the LC “shall notify the applicant and the Chief Building Official in writing within 15-days” and hold a hearing within 60-days “to decide whether a 120-day review period shall be invoked”

3. I note that the applicant’s request likely contributed to the LC’s erroneous decision because the applicant misguidedly requested that the LC either approve or deny the application and not invoke the 120-review period.

[§ 6-6(B)(2)(b)].⁴ Once the Historic preservation Planner determines that the LC should review the application, “*no demolition permit may be issued*” [§ 6-6(B)(2)(b)]. However, if the Chief Building Official (CBO) is not notified within 15-days of receipt of the application, a demolition permit can still be issued [§ 6-6(B)(2)(d)].

IDO, § 6-6(B)(2)(e) clearly delineates the precise purposes for the LC’s review of the application. It states in full:

The purpose of the public hearing is for the LC to decide whether a 120-day demolition review period shall be invoked. In order to foster discussion and possible resolution of issues between the City and the applicant, the LC may postpone the issuance of its decision if agreed to in writing by the applicant.

That being so, IDO § 6-6(B)(2)(e) makes it sufficiently clear that the LC’s jurisdiction over its review of an application under IDO § 6-6(B) is narrow and designed for it to “*decide whether a 120-day demolition review period shall be invoked*” or whether it should grant the application.

The first obvious manner to achieving its stated purpose under IDO § 6-6(B), is that the LC may “invoke” the 120-day demolition review period.⁵ If the LC invokes the 120-day review period, IDO § 6-6(B)(2)(g), the “*City may take any action that it deems necessary and consistent to preserve the structure.*” (emphasis added). Presumably, invoking the 120-day review period allows the appropriate City Staff (with the applicants) to get involved to ponder

4. Note that under IDO, § 6-6(B)(2)(d), the Historic Preservation Planner also gives notice to the Chief Building Official.

5. The 120-day review period appears to operate as a safeguard, precipitates placing pressure on City government and on the applicant for further, more detailed discussions of the best course of action for the building including but not limited to demolition, preservation alternatives to demolition, and perhaps even designating the building as a landmark under other sections of the IDO. See § 6-6(B)(2)(f), and (g).

the alternatives to demolition in much more detail, including the legal and financial impact of the alternatives.

Another manner to fulfill its purpose under IDO § 6-6(B) is to “*postpone the issuance of its decision*” so that issues “*between the city and the applicant*” can be resolved without formally commencing the 120-day review period [§ 6-6(B)(2)(e)]. Notwithstanding, the LC may not postpone issuing a decision unless the applicant consents to postponement in writing [§ 6-6(B)(2)(e)].

The LC may also allow for demolition immediately with a “*Determination of No Feasible Alternative*” during the hearing [§ 6-6(B)(2)(e)2]. Thus, if the LC finds that there is no feasible alternative to demolition, it “shall” notify the applicant and the CBO in writing and the CBO may then issue the demolition permit [§ 6-6(B)(2)(e)3].

In summation, when the LC holds a public hearing under IDO § 6-6(B), there are only three courses of action the LC may take that is expressly contemplated in the IDO. The LC may grant the application for demolition [§ 6-6(B)(2)(e)2 and 3]. Alternatively, the LC may invoke the 120-day review period [§ 6-6(B)(2)(e)1]. If the first two options are unworkable, with consent of the applicant, the LC may postpone its decision to either invoke the 120-day review period or grant demolition [§ 6-6(B)(2)(e)].

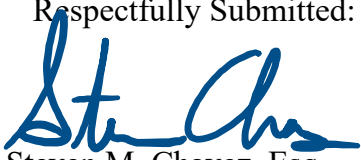
Conversely, under the IDO, when the LC is confronted with an application under IDO, § 6-6(B), it has no authority to simply deny an application. That is to say that the regulatory provisions of IDO, § 6-6(B) makes it abundantly clear that the City Council did not delegate to the LC the express or implicit authority to deny an application submitted under IDO, § 6-

118 6(B).⁶ Thus, in this case, the LC erred.

119 Next, the above stated three potential outcomes of LC review are to be evaluated against
120 the five criteria in IDO § 6-6(B)(3). It appears from the record that the City's Historic
121 Preservation Planner evaluated the application under each of the five review and decision
122 criteria of IDO § 6-6(B)(3). The Planner recommended that the LC grant the application for
123 demolition because, in her assessment, based on the information available, the cost associated
124 with preserving the building is prohibitive [R. 36-38].

125 This matter must be remanded back to the LC so that it can make a decision
126 contemplated and allowed in IDO, § 6-6(B) IDO, § 6-6(B). As stated above, denial is not a
127 decision which is either contemplated or allowed when the LC is evaluating an application
128 under IDO, § 6-6(B). I therefore respectfully remand this case back to the LC for it to
129 reconsider and take the appropriate action it is allowed to take under IDO, § 6-6(B).

130 Respectfully Submitted:

131 
Steven M. Chavez, Esq.
Land Use Hearing Officer
April 9, 2021

Copies to:

Appellant
City Council and Staff
Landmarks Commission
City Planning Staff

6. Upon receipt of an application for demolition under § 6-6(B)(3), the totality of the elaborate timelines and options under § 6-6(B)(3) are triggered and imply a policy directive for action, not denial of action, to ultimately either preserve the building or to allow for its demolition.

May 3th, 2021

J. Matt Myers, Chair
Landmarks Commission
600 2nd NW
Albuquerque, NM

**RE: Request for Not Invoking a 120 Day Review Period
611 Coal Avenue SW Albuquerque NM 87102**

Dear Mr. Myers,

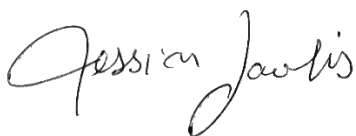
This letter is to request the Landmarks Commission does not invoke a 120-day demolition review period per section 6-6(B)(2) of the IDO and if the commission does, that the date of this review period begins on the date of our first LUCC hearing – January 13, 2021.

The applicant has worked with the City's Historic Preservation department for several months to seek an alternative to demolition of the existing building located at 611 Coal Avenue SW, such as moving the structure to another location or dismantling it for reuse on another site. The challenges of identifying a new site and property owner willing to make the necessary accommodations for moving the structure make this option challenging, particularly given the state of disrepair of the structure. Alternatively, the party interesting in dismantling and repurposing the structure is asking the property owner to solely cover the significant costs. In conclusion, despite numerous efforts to find alternatives to demolition, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return as required by the IDO. The applicant is therefore requesting that the Commission not evoke an additional 120-day demolition review period as there are other alternatives to evaluate and instead issue a Determination of No Feasible Alternative.

If such a determination is not granted by the committee, the applicant requests that the date of the 120-day period begins on the date of the applications original hearing, January 13, 2021 with a ending 120-days thereafter on May 11th, 2021. The denial, though beyond permitted authority, was a result of the applicant not wanting a 120 review period. The applicant is requesting this demolition permit as a condition for the sale of the land and an additional 120-day review period could impact the pending deal, particularly as all potential alternatives have been found economically infeasible.

Based upon the rationale presented in this letter, we respectfully request that the Commission not evoke an additional 120-day demolition review period and instead issue a Determination of No Feasible Alternative or date the 120-day period from our original hearing date on January 13th, 2021. If you have any questions or need clarification of anything contained herein, please contact me at (505)761-9700 or jessical@dpsdesign.org.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini

Agent for DBG Properties LLC

Attachments:

**Summary of Efforts for Demolition Alternatives
Housing Cost Spreadsheet**

611 Coal Avenue SW

Summary of Efforts for Demolition Alternatives

- The property was purchased in 2003.
- Tenants were in the house from 2003 to 2007.
- Between April 2003 and March 2012 \$330,350 was spent on upkeep
- Jan. 16, 202 Notice and order with appeal- Albuquerque Code Enforcement found the building to be substandard
- A PRT Hearing was held in 09.2020
- DBG applied for a demolition permit on 9.11.2020 for the land in order to make a sale to Bernalillo County and was denied.
- DPS applied for a demolition permit again in 12.2020
- DPS worked with Leslie Naji to find alternate properties where the building can be relocated to.
- After several months of effort, it was noted that there was not a moving company in New Mexico that had the capability of moving the structure. Relocating the building was proven to not be economically feasible.
- Mr. Stefan Watson offered to dismantle the building and rebuild on an alternate property for \$230,000
- A historic and structural review was performed, and it is estimated that it would cost approximately \$600,000 to bring the building up to standard conditions.
- DBG spends \$2,157 per month to board and secure the property and has since 12.2020
- APD gets calls daily for request for response – request for records relating to 611 Coal Address check pending
- ABQ Code Enforcement visits site twice per week to deal with vagrants and reboard up the building and has indicated that the substandard house is a nuisance and danger to the community – Diego Gonzales 252-1478

Exhibit 2: COA Substandard Building Violation (14-3-5-12)

Account Number	TRX Date	Journal Entry	Vendor Name	Invoice Number
1830-01	12/31/2002	23759	First American Title	12/31/02
1830-01	1/31/2003	24341		
1830-01	1/31/2003	24533	Myers, Oliver & Price, P.C.	33373
1830-01	2/28/2003	25033	Myers, Oliver & Price, P.C.	33667
1830-01	6/17/2003	27169		
1830-01	6/17/2003	27169		
1830-01	3/16/2006	56455		
1830-01	2/27/2009	86345		
1830-01	2/29/2012	95762		

Debit Amount	Credit Amount	Reference
3,000.00	0.00	611 COAL AVENUE
213,750.42	0.00	WIRE TO FIRST AMERICAN TITLE
1,334.07	0.00	611 COAL AVE - ACCT#6409.18
840.15	0.00	Acct # 6409.18
1,636.00	0.00	San Felipe House Refinance 6/5
788.00	0.00	San Felipe House Refinance 6/5
375.91	0.00	SF House Loan Fees 3/9/06
470.00	0.00	Wells Fargo Loan Renewal Fee
530.00	0.00	Wells Fargo Loan Renewal Fee

Account Number	TRX Date	Journal Entry	Vendor Name	Invoice Number	Debit Amount	Credit Amount	Reference
1830-01	12/31/2002	23759	First American Title	12/31/02	3,000.00	0.00	611 COAL AVENUE
1830-01	1/31/2003	24341			213,750.42	0.00	WIRE TO FIRST AMERICAN TITLE
1830-01	1/31/2003	24533	Myers, Oliver & Price, P.C.	33373	1,334.07	0.00	611 COAL AVE - ACCT#6409.18
1830-01	2/28/2003	25033	Myers, Oliver & Price, P.C.	33667	840.15	0.00	Acct # 6409.18
1830-01	6/17/2003	27169			1,636.00	0.00	San Felipe House Refinance 6/5
1830-01	6/17/2003	27169			788.00	0.00	San Felipe House Refinance 6/5
1830-01	3/16/2006	56455			375.91	0.00	SF House Loan Fees 3/9/06
1830-01	2/27/2009	86345			470.00	0.00	Wells Fargo Loan Renewal Fee
1830-01	2/29/2012	95762			530.00	0.00	Wells Fargo Loan Renewal Fee

Account Number	TRX Date	Journal Entry	Vendor Name
1830-01	4/30/2003	26126	
1830-01	5/20/2003	26516	
1830-01	6/17/2003	27178	
1830-01	7/16/2003	27772	
1830-01	8/12/2003	28498	
1830-01	9/22/2003	29399	
1830-01	10/16/2003	29984	
1830-01	11/17/2003	30677	
1830-01	12/11/2003	31190	
1830-01	12/29/2003	31584	
1830-01	1/16/2004	31938	
1830-01	2/20/2004	32585	
1830-01	3/31/2004	33721	
1830-01	4/19/2004	34184	
1830-01	5/21/2004	35093	
1830-01	6/15/2004	35607	
1830-01	7/27/2004	36518	
1830-01	9/20/2004	38461	
1830-01	10/19/2004	39557	
1830-01	11/29/2004	41027	
1830-01	12/20/2004	41872	
1830-01	1/21/2005	43056	
1830-01	2/18/2005	43904	
1830-01	3/21/2005	44887	
1830-01	4/19/2005	46164	
1830-01	5/20/2005	47479	
1830-01	6/24/2005	48357	
1830-01	7/15/2005	48867	
1830-01	8/12/2005	49622	
1830-01	9/19/2005	50532	
1830-01	10/21/2005	51870	Bonilla, Juan & Darlina
1830-01	3/16/2006	56445	

1830-01	3/16/2006	56444
1830-01	4/19/2006	57107
1830-01	5/18/2006	57765
1830-01	6/19/2006	58570
1830-01	7/20/2006	59353
1830-01	8/15/2006	60126
1830-01	9/19/2006	61041
1830-01	10/17/2006	61811
1830-01	11/13/2006	62697
1830-01	11/28/2006	62898
1830-01	11/30/2006	63165
1830-01	12/15/2006	63697
1830-01	1/30/2007	65303
1830-01	2/22/2007	65871
1830-01	3/31/2007	67166 Sanchez, Trisha & Etrulia Byrd

Invoice Number	Debit Amount	Credit Amount	Reference
	0.00	845.00	Deposit 4/25/03
	0.00	800.00	Deposit 5/9/03
	0.00	800.00	Deposit 6/13/03
	0.00	800.00	DEPOSIT 7/10/03
	0.00	800.00	Deposit 8/6/03
	0.00	800.00	Deposit 9/11/03
	0.00	800.00	Deposit 10/10/03
	0.00	800.00	Deposit 11/13/03
	0.00	800.00	Deposit 12/10/03
	0.00	25.00	Deposit 12/29/03
	0.00	800.00	Deposit 1/13/04
	0.00	800.00	Deposit 2/12/04
	0.00	800.00	Deposit 3/31/04
	0.00	800.00	Deposit 4/16/04
	0.00	800.00	Deposit 5/19/04
	0.00	800.00	Deposit 6/11/04
	0.00	800.00	Deposit 7/14/04
	0.00	800.00	Deposit 9/15/04
	0.00	800.00	Deposit 10/14/04
	0.00	800.00	Deposit 11/22/04
	0.00	800.00	Deposit 12/15/04
	0.00	800.00	Deposit 1/12/05
	0.00	800.00	Deposit 2/16/05
	0.00	400.00	Deposit 3/10/05
	0.00	1,000.00	Deposit 4/15/05
	0.00	840.00	Deposit 5/19/05
	0.00	1,240.00	Deposit 6/23/05
	0.00	400.00	Deposit 7/13/05
	0.00	800.00	San Felipe House Rent
	0.00	534.00	Deposit 9/14/05
101105	0.00	(749.39)	Security Deposit Refund
	0.00	1,062.00	SF House Deposit 3/3/06

032707

0.00	850.00	SF House Rent Deposit 3/10/06
0.00	850.00	SF House Rent Deposit 4/7/06
0.00	850.00	San Felipe House Rent 5/4/06
0.00	850.00	San Felipe House Rent Dep 6/12
0.00	850.00	SF House Rent Deposit 7/7/06
0.00	850.00	San Felipe House Rent 8/9/06
0.00	850.00	San Felipe House Rent 9/13/06
0.00	850.00	San Felipe House Rent 10/13/06
0.00	850.00	San Felipe House Rent 11/9/06
0.00	(850.00)	Byrd NSF 11/15 (SF House Rent)
0.00	960.00	SF House Rent Deposit 11/30/06
0.00	850.00	San Felipe House Rent 12/13/06
0.00	850.00	SF House Rent Deposit 1/10/07
0.00	850.00	SF House Rent Dep 2/8/07
0.00	(533.00)	Security Deposit Refund